

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 12, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 12, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF AUGUST 5, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 5, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	13-180	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	017-137-134A		
Grantee:	JAMBJ Realty, LLC		
Property:	355 Pine Street, Bristol		
Project Purpose:	DOT Sale of Excess Property		
Item Purpose:	Release of approximately 4,586 ± SF of land improved with a 1,024 ± SF residential dwelling to the Grantee as the result of a public bid		

Staff reported that this DOT surplus property was a portion of property purchased for \$115,000 in 2002 for the construction of Route 72. It is improved with a 1,204 SF single family residence. The lot measures 50' by 90', more or less. The frontage is subject to a slope easement in favor of the State.

The property is being sold "as is" with "all faults and defects" with the state making no warranties or representation as to the condition or suitability of the premises including any past,

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 12, 2013

Page 2

present or future environmental conditions or the availability or functionality of any heating, air conditioning, plumbing, electrical, sewage, drainage, water or other building, utility or like systems. The house has been vandalized and the copper pipes removed from the plumbing system.

DOT Appraiser Michael J. Corazelli relied on three 2012 Bristol sales in the R-10 and R-15 zones to make comparisons to the subject. He estimated market value as of 11/6/2012 at \$80,000.

The property was exposed to the market twice through the public bid process. A public bid was held on November 11, 2011. At that time the property was appraised for \$120,000. Three bids were received, with the highest being \$61,583.00. A second bid held March 8, 2012 ultimately resulted in a high bid of \$64,000. DOT updated the appraisal, as indicated above, in November 2012 and registered the value at \$80,000. The DOT then notified 25 parties that had expressed interest in the subject property to let them know it was still available for sale. On April 22, 2013, the DOT received an offer to purchase for \$74,000 from this Grantee, which was accepted.

Staff recommended Board approval of the item. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined to purchase. The legislative delegation was notified of the sale, as was the prior owner as required by CGS Section 13a-80(c). Considering the vandalized condition of the property, and that the bid is 93% of the re-appraised value, the sale price of \$74,000 is reasonable for a public bid sale.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB#	13-170	Transaction/Contract Type: AE / Commission Letter
Project Number:	BI-RD-226	Origin/Client: DCS/WCSU
Contract:	BI-RD-226-OR	Commission Letter #1
Consultant:	Hill International, Inc.	
Property:	Western Connecticut State University, Danbury	
Project Purpose:	WCSU Fine and Performing Arts Center Project	
Item Purpose:	Commission Letter to compensate the consultant for additional Field staff required during the construction phase of the project as well as increased inspection and testing fees.	

This item was considered by the Board on August 1, at which time consideration of this submittal was suspended pending the receipt of additional information concerning the fee for testing services.

The project involves the design of a new 137,000± GSF Fine & Performing Arts Center on an existing parking lot at the West Side Campus of Western Connecticut State University. The facility will house 4 teaching / performing spaces, a 500-seat Concert Hall, 500-seat Proscenium Theater, 200-seat Studio Theater, 200-seat Recital Hall and support spaces. Other programmed academic spaces as part of the project include music and art studios, administrative offices, and classrooms. Public areas are intended to include a student lounge, art gallery, a common public lobby and cafe. The building will be constructed to qualify for LEED Silver certification.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 12, 2013

Page 3

Commission Letter #1 will revise HII's contract and provide compensation for additional administrative assistance – field staff required to support HII staff during the construction phase of the project; and increased inspection and testing fees – the complexity of this construction has caused the statement of special inspections to be expanded and include additional materials testing, inspections for construction of the curtain wall, scaffolding erection and structural steel inspections.

The Department of Construction Services has confirmed the billing rate for inspectors. The construction fee is based on a daily rate for testing and inspection services. SPRB Staff recommends approval of Commission Letter #1 for Hill International to provide additional staffing and inspection services at the WCSU Fine and Performing Arts Center Project.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-173	Transaction/Contract Type: AE / Commission Letter
Project Number:	BI-JA-441	Origin/Client: DCS/DOC
Contract:	BI-JA-441-ENG	Commission Letter #2
Consultant:	BVH Integrated Services, Inc.	
Property:	Manson Youth Center, Cheshire	
Project Purpose:	Upgrades, Repairs and Renovations to Water and A/C Systems Project	
Item Purpose:	Commission Letter to compensate the consultant for additional construction administration services due to the extended project completion date.	

The Manson Youth Center is a Level 4 high security facility that opened with 360 inmate cells in 1982. In 1988, the number of cells increased to 720. In 1999, DOC added a 155,000 SF health, education and training building. Inmate cells are located in ten separate 7,000 SF buildings, each with 3 wings.

The scope of professional services includes the design replacement of the failing existing direct buried hot water piping to each of ten (10) 7,000± SF residential buildings at the Manson Youth Center. The project also includes the installation of chilled water piping to each of the buildings and mechanical upgrades of building systems to include air conditioning. In 2004, construction and total project budgets were estimated at \$5,600,000 and \$6,830,940 during the project scope and design phase. In June 2011, the project scope was slightly expanded based on minor design modifications and the current project budgets are estimated at \$6,300,000 and \$7,855,200 for the construction and total project budgets respectively.

Commission Letter #2 – Shall modify the contract and provide additional compensation for the following services: (1) additional CA services to compensate the consultant for the extension of the construction schedule for nine additional weeks. This fee shall encompass twenty-seven additional days of services and will not exceed \$36,000 inclusive of all fees; and (2) commissioning services which will include the use of Sustainable Engineering Solutions, LLC as a sub-consultant to BVH. DCS has requested that BVH contract with a sub-consultant to provide commissioning services for the purpose of completing performance testing on the new HVAC and equipment. The scope of this work also includes all of the required warranty and building turnover coordination and requirements under the DCS guidelines. This scope of services has been budgeted at \$11,550.

Staff recommended that the SPRB approve Commission Letter #2 for BVH Integrated Services Inc. at the Manson Youth Center.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 12, 2013

Page 4

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-170- Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #13-170. The motion passed unanimously.

PRB FILE #13-173- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-173. The motion passed unanimously.

PRB FILE #13-180- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-180. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary